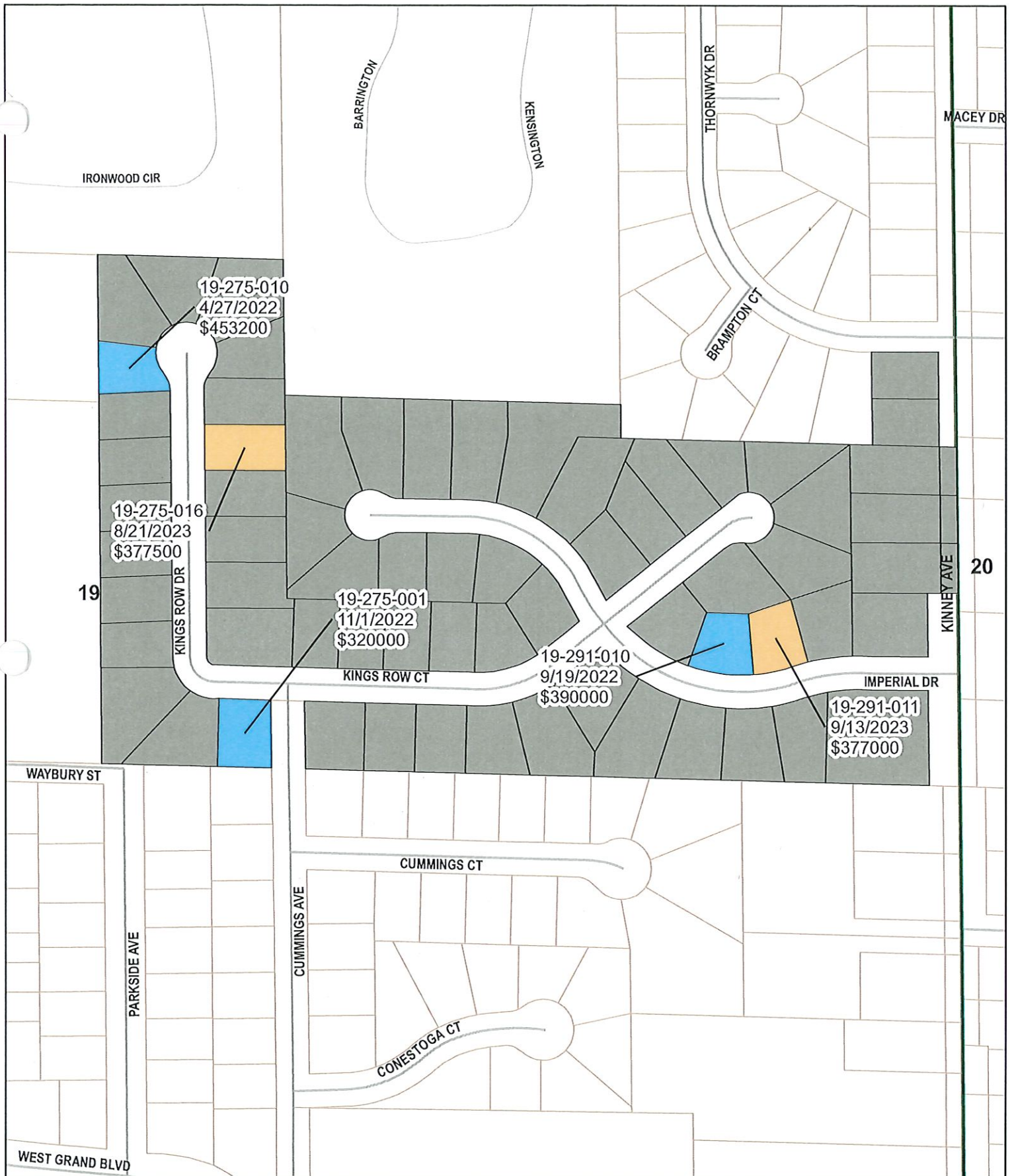
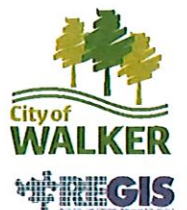




Neighborhood - 00085
Imperial Forest Estates
 City of Walker
 Kent County, Michigan

Legend
 Parcel Sales 4/1/22 to 3/31/24
Sale Year
 2022
 2023
 2024
 Parcels w/ECF



F.s for Neighborhood: 00085 'IMPERIAL FOREST ESTATES'

Residential : 1.206
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

→ Final ECF

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

00085
Imperial Forest Estates
- Final ECF = 1.206
- Sales Support
- Range = +82 to +92

History

2015 = ECF = 0.847 + Range = +72 to +82
2016 = ECF = 0.944 + Range = +92 to +102
2017 = ECF = 0.956 + Range = 02 to +12
2018 = ECF = 1.019 + Range = +22 to +32
2019 = ECF = Vanis + Range = +72 to +82
2020 = ECF = 0.914 + Range = +42 to +62
2021 = ECF = 0.990 + Range = +52 to +62
2022 = ECF = 0.948 + Range = +32 to +42
2023 = ECF = 0.989 + Range = +92 to +102
2024 = ECF = 1.078 + Range = +142 to +152

Parcel Number	Street Address	Neigh.	Sale Date	Sale Price	Instr.	Terms of Sale	2025 AV		2025 TCV	
							Adj. Sale \$	After ECF	After ECF	High/Low
41-13-19-275-001	4204 KINGS ROW CT NW	00085	11/01/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	301,400	301,400	High 22,412 Low 22,412
41-13-19-275-010	919 KINGS ROW DR NW	00085	04/27/22	\$453,200	WD	03-ARM'S LENGTH	\$453,200	455,200	455,200	High 23,392 Low 23,392
41-13-19-275-016	894 KINGS ROW DR NW	00085	08/21/23	\$377,500	WD	03-ARM'S LENGTH	\$377,500	359,200	359,200	High 22,132 Low 22,132
41-13-19-291-010	4071 IMPERIAL DR NW	00085	09/19/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	341,600	341,600	High 21,602 Low 21,602
41-13-19-291-011	4053 IMPERIAL DR NW	00085	09/13/23	\$377,000	WD	03-ARM'S LENGTH	\$377,000	316,000	316,000	High 20,762 Low 20,762

High	Low
3	2
2	3

mix is good, but
 adj are high
~~next to~~
 next to
 next to

✓
 mix is still good
 + adj are reasonable
 + volume close to
 sales

+8.2 to +9.2
 Range

08:16 AM

DB: Walker2025

Neighborhoods Used: 00085.IMPERIAL FOREST ESTATES

4053 IMPERIAL DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-291-011	09/13/2023 00085	401	377,000	92,470
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	53	284,530	177,043
				E.C.F. 1.607



894 KINGS ROW DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-275-016	08/21/2023 00085	401	377,500	88,700
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	61	288,800	223,645
				E.C.F. 1.291



4204 KINGS ROW CT NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-275-001	11/01/2022 00085	401	320,000	81,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	73	238,600	207,991
				E.C.F. 1.147



4071 IMPERIAL DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-291-010	09/19/2022 00085	401	390,000	81,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	53	308,600	194,205
				E.C.F. 1.589



519 KINGS ROW DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-275-010	04/27/2022 00085	401	453,200	73,300
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	69	379,900	264,074
				E.C.F. 1.439



00085
 Imperial Forest Estates
 - First Run ECF - Raw
 - Set by this, run reports
 - analyze

Neighborhoods Used: 00085.IMPERIAL FOREST ESTATES

Max # of Res. Buildings: 50

Minimum E.C.F. (Residential): 0.35

Maximum E.C.F. (Residential): 2.00

Max # of Ag. Buildings: 50

Minimum E.C.F. (Agricultural): 0.50

Maximum E.C.F. (Agricultural): 1.50

Max # of C/I Buildings: 50

Minimum E.C.F. (Commercial): 0.50

Maximum E.C.F. (Commercial): 1.50